069.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,900 / 673,900
					USE VALUE:	673,900 / 673,900
					ASSESSED:	673,900 / 673,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PADILLA CARMEN & FERNANDO
Owner 2:	
Owner 3:	
Street 1:	27 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONEILL MARGARET T--ETAL -
Owner 2:	SEIDEL KATHLEEN ONEILL/TR & -
Street 1:	27 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1687 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5073.000	268,300	5,100	400,500	673,900
Total Card	0.116	268,300	5,100	400,500	673,900
Total Parcel	0.116	268,300	5,100	400,500	673,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.42 | /Parcel: 399.4

Legal Description

User Acct 44302

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,300	5100	5,073.	400,500	673,900	673,900	Year End Roll	12/18/2019
2019	101	FV	211,600	5100	5,073.	371,900	588,600	588,600	Year End Roll	1/3/2019
2018	101	FV	211,600	5100	5,073.	371,900	588,600	588,600	Year End Roll	12/20/2017
2017	101	FV	211,600	5100	5,073.	326,100	542,800	542,800	Year End Roll	1/3/2017
2016	101	FV	211,600	5100	5,073.	297,500	514,200	514,200	Year End	1/4/2016
2015	101	FV	206,300	5100	5,073.	263,200	474,600	474,600	Year End Roll	12/11/2014
2014	101	FV	206,300	5100	5,073.	248,900	460,300	460,300	Year End Roll	12/16/2013
2013	101	FV	206,300	5100	5,073.	236,900	448,300	448,300		12/13/2012

!5947!

PRINT

Date	Time
12/10/20	20:46:09

LAST REV

Date	Time
05/19/20	14:38:41

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5947

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEILL MARGARET	74584-289	1	4/30/2020		802,000	No	No		
ONEILL ROBERT F	63445-282		4/2/2014	Convenience	1	No	No		Robert Francis O`Neill dod 2/7/1993
	8960-542		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2008	1299	Re-Roof	1,099	C				
8/30/2006	728	Manual						rebuild rear stair

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2020	SQ Returned	JO	Jenny O
11/1/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	336	PATRIOT
10/7/1999	Meas/Inspect	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5073		Sq. Ft.	Site		0	70.	1.13	12									400,532						400,500	

Total AC/HA: 0.11646 | Total SF/SM: 5073 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,532 | Spl Credit | Total: 400,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27233291
Const Adj.:	0.99970204
Adj $ / SQ:	158.994
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388819
Depreciation:	120534
Depreciated Total:	268285

COMMENTS

FP NON FUNC. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

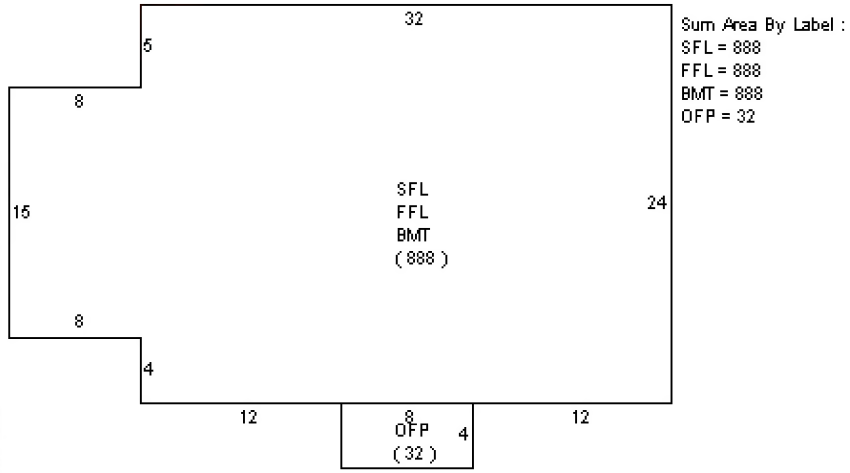
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.99
Special Features:	0	Val/Su Net:	102.92
Final Total:	268300	Val/Su SzAd	159.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	47.700	42,356
FFL	First Floor	888	158.990	141,187
SFL	Second Floor	799	158.990	127,068
OFP	Open Porch	32	43.990	1,408

Net Sketched Area:	2,607		Total:	312,019	
Size Ad	1687.1999	Gross Are	2696	FinArea	1687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100